

# Продажа - Участок - La Quinta

## 497.500€

La Quinta

Участок



1218 m2

This residential plot of 1,218m2 with buildable area of approx 250m2 plus basement. The drawings included in this presentation are those already drawn up for a modern contemporary style villa, but the new owners are free to create their own design if they wish. Surrounded by the beautiful landscape of Sierra de la Nieves mountains and the Mediterranean Sea, and ideally located in the famous "Golf Valley", La Quinta offers a 27 hole golf course, Resort and Spa, a 5 star hotel with several restaurants. San Pedro de Alcántara, with its abundance of shops, cafés, bars and restaurants is only 4 minutes' drive away, and Nueva Andalucía and Puerto Banús are also within easy reach. The municipality of Benahavis includes such élite areas as La Zagaleta, Los Arqueros Golf & Country Club, and the town of Benahavis itself, full of top class international restaurants.

#### Расположение

✓ Рядом с гольф-полем

#### ОРИЕНТАЦИЯ

✓ Юг

#### Состояние

✓ Отличное

#### ВИД

✓ Море

#### Категория

✓ Гольф













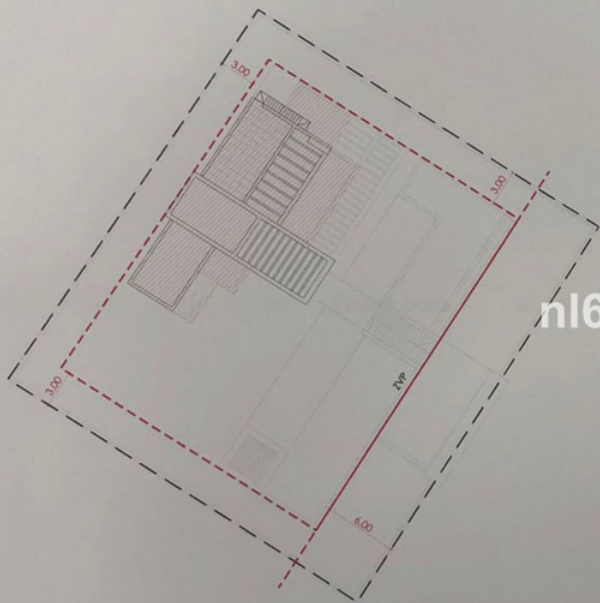








OCUPACIÓN Y SEPARACIÓN A LINDEROS

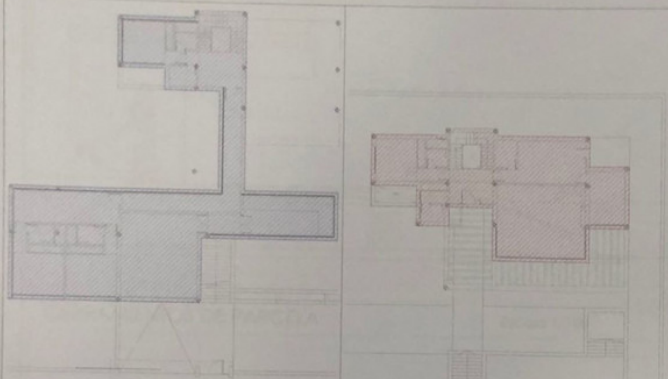


PGOU artículo 230 Condiciones relativas a la Parcela y a la Edificabilidad

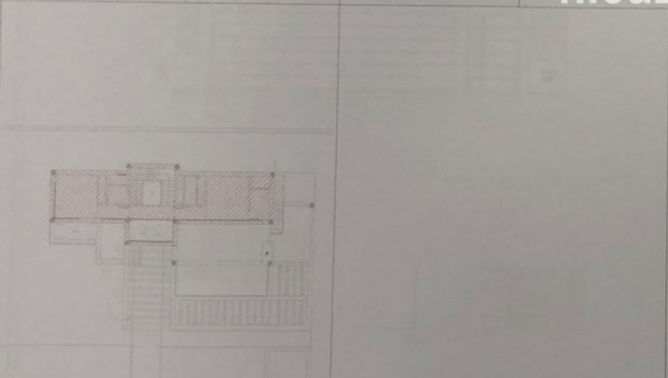
**q) Ocupación.** Es la expresión porcentual del cociente entre la superficie del polígono resultante de la proyección de la edificación sobre plano horizontal y la superficie de la parcela (...)

\*ZPV: zona verde privada

EDIFICABILIDAD



Planta sótano Sup. 270.79 m<sup>2</sup>      Planta baja Sup. 138.20 m<sup>2</sup>



Planta alta Sup. 75.64 m<sup>2</sup>

PGOU artículo 230 Condiciones relativas a la Parcela y a la Edificabilidad

**ñ) Edificabilidad.** Es el máximo techo edificable por unidad de superficie. Se expresa en m<sup>2</sup>/m<sup>2</sup>s (...)

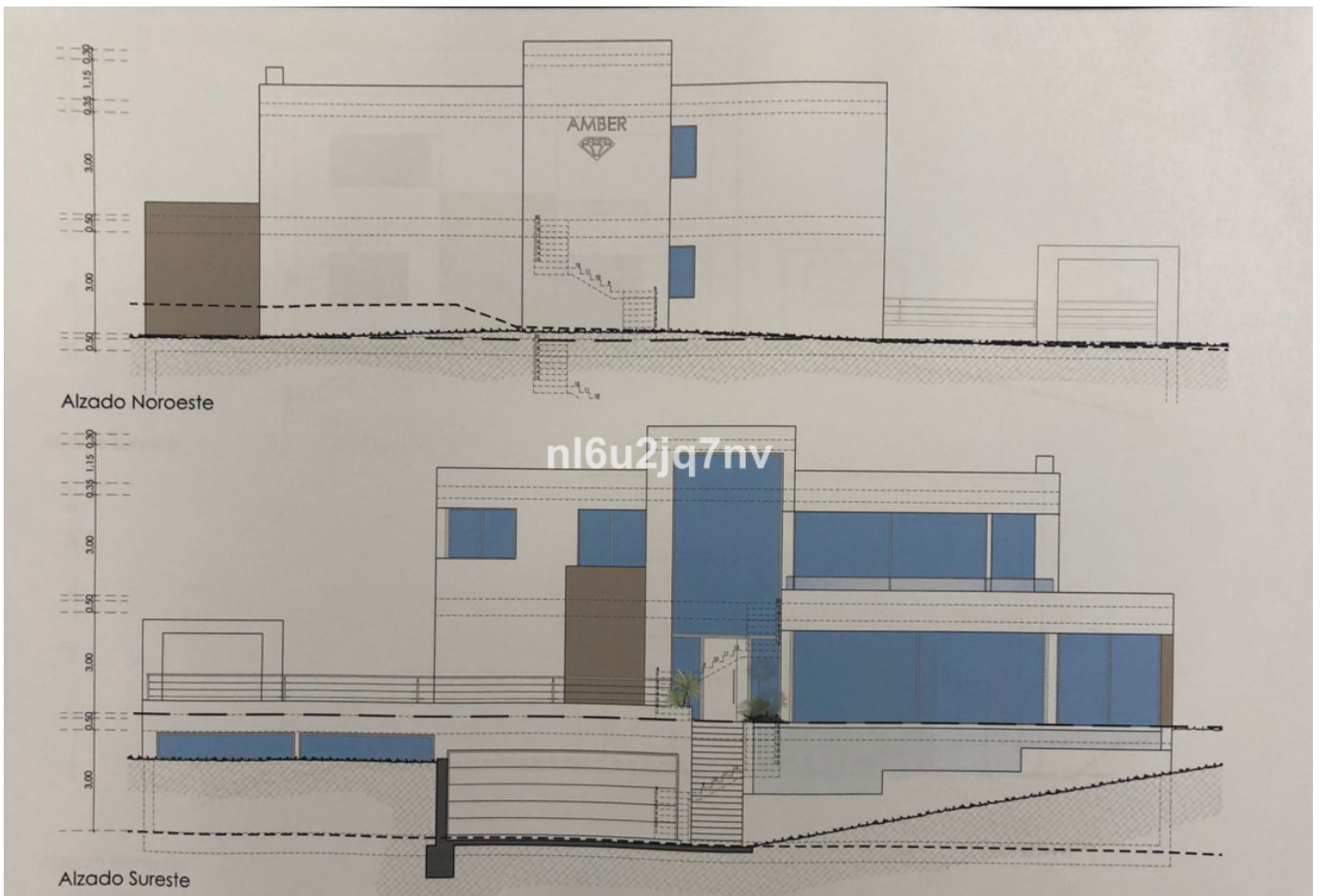
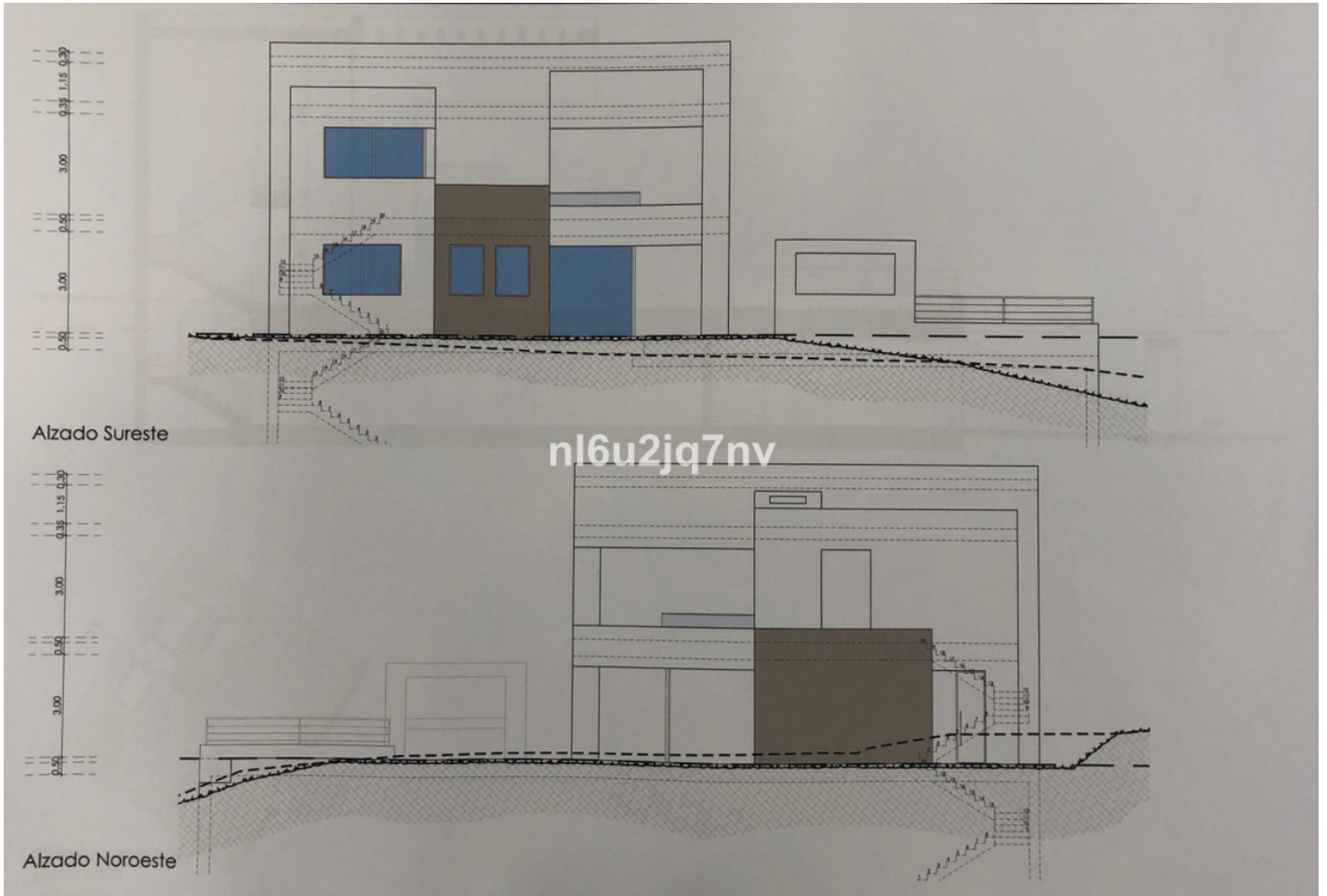
**p) Superficie construible.** Es la suma de las superficies cubiertas en todas las plantas sobre rasantes, computándose en un 50% la superficie de los cuerpos volados abiertos (...)

Cuadro resumen de superficies construidas

Planta	Sup. construida	Sup. computable
Planta sótano	270.79 m <sup>2</sup>	0.00 m <sup>2</sup>
Planta baja	158.20 m <sup>2</sup>	158.20 m <sup>2</sup>
Planta alta	75.64 m <sup>2</sup>	75.64 m <sup>2</sup>
<b>Superficie total</b>	<b>504.63 m<sup>2</sup></b>	<b>233.84 m<sup>2</sup></b>

LEYENDA EDIFICABILIDAD

- Superf. cubierta computable 100%
- Superf. cubierta computable 50%
- Superf. cubierta no computable



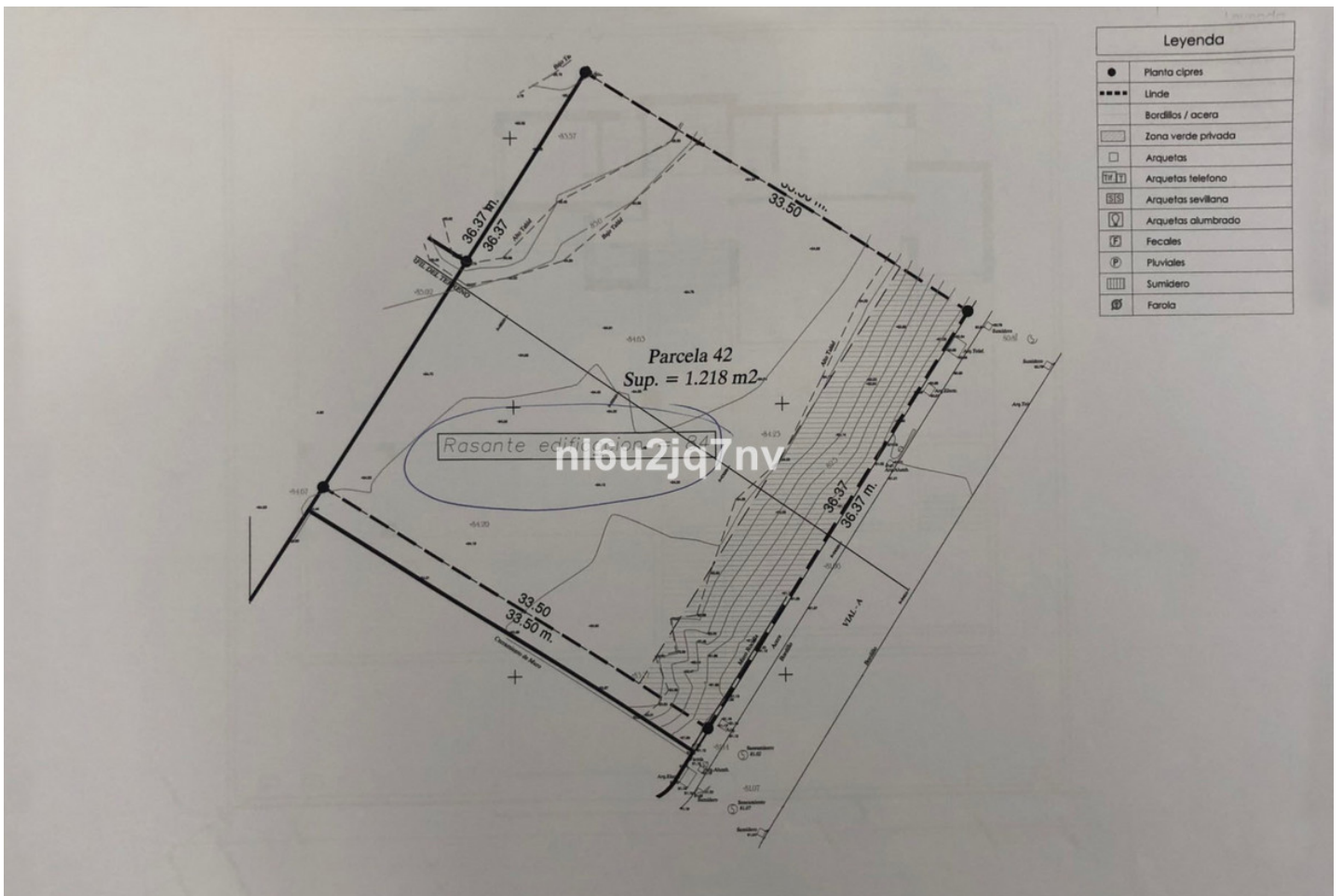
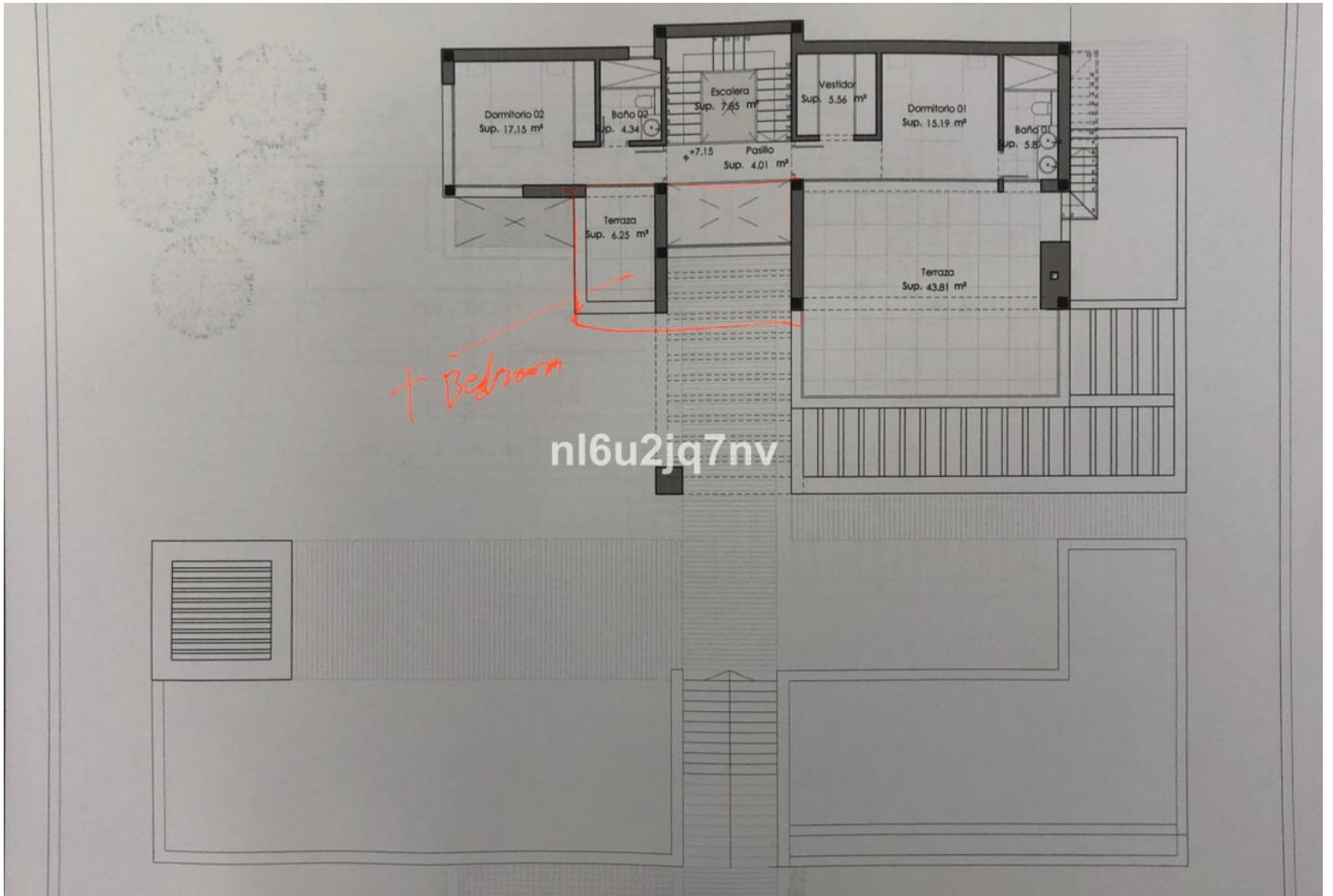




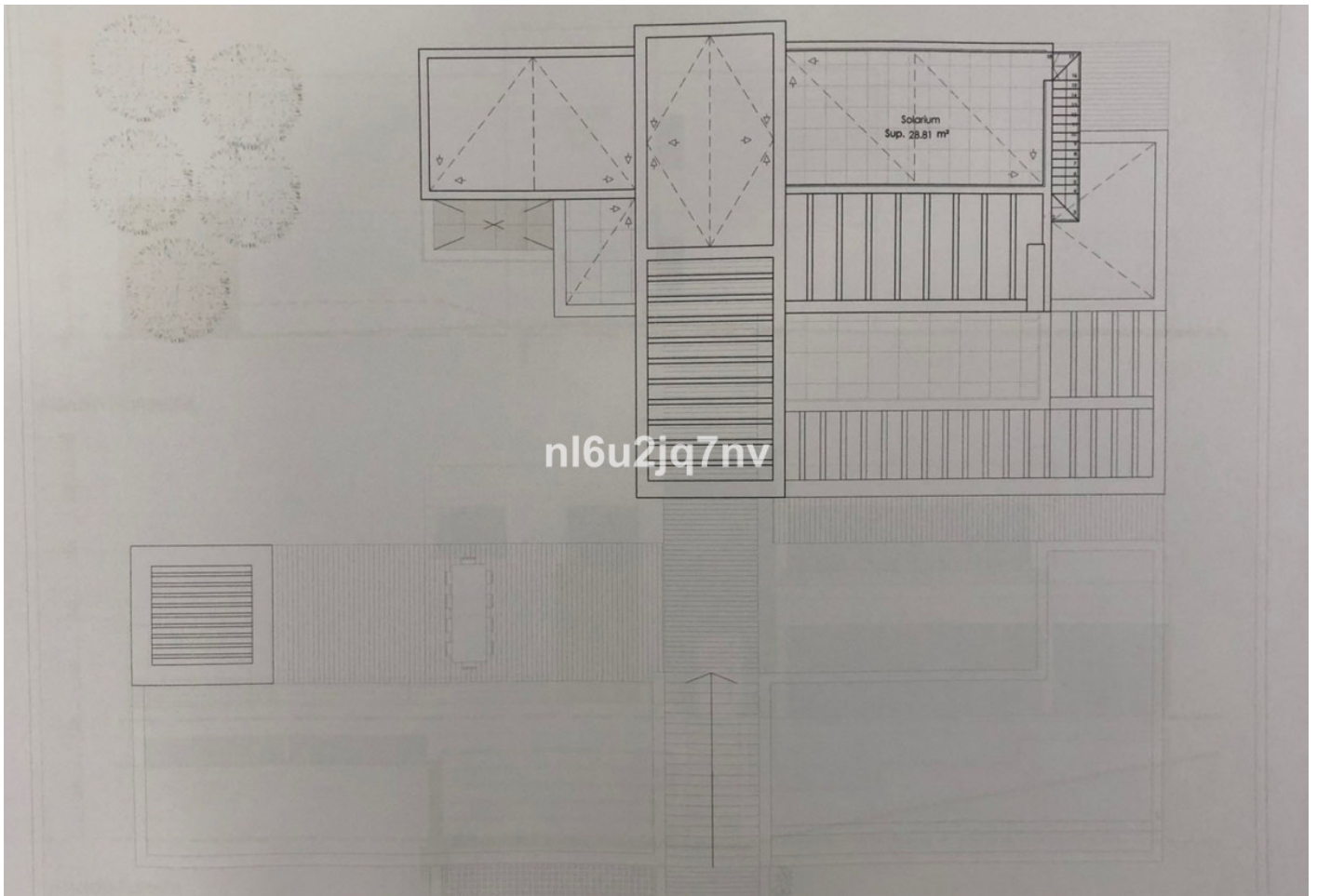
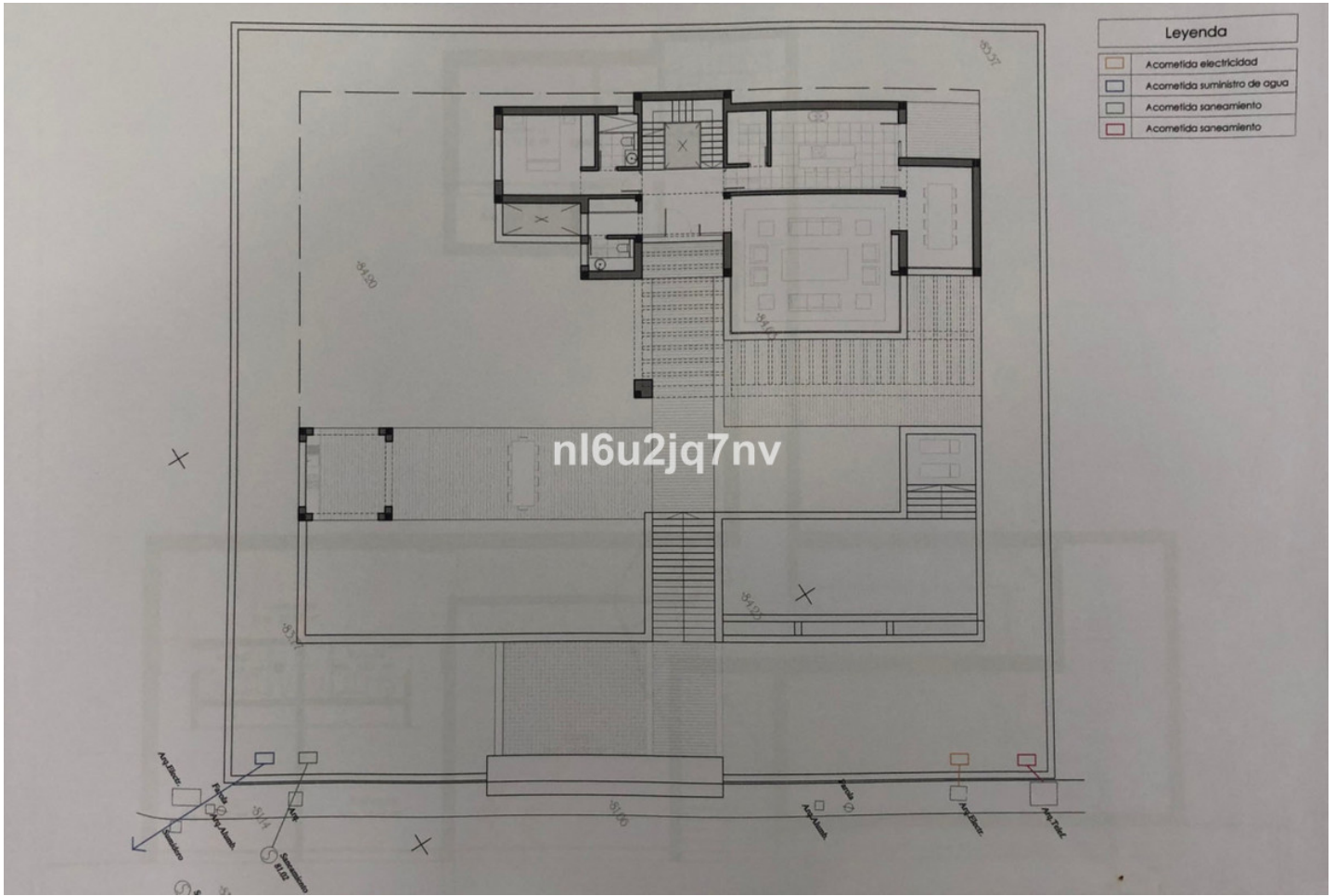




















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